

PUBLIC HEARING – DECEMBER 5, 2017 - JAMES GILLETT – 1259 SMITH RIDGE ROAD – SLB 9-2-42- HOME OCCUPATION – SALE OF WORMS

The Hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Dave Allen, Sherry Menninger, John Ceresoli, Frank Park, Paul Jasek, Phil Costanzo and John Langey, atty.

Mr. Gillett would like to have a home occupation for the sale of worms. He plans to sell worms from his home at 1259 Smith Ridge Road. He will have a refrigerator on his porch and would like to have a 1'x2' sign on his porch.

No one spoke for or against this special use permit application. A motion was made by Paul Jasek and seconded by John Ceresoli to close the hearing. All in favor.

REGULAR MEETING - TOWN OF SULLIVAN PLANNING BOARD – DECEMBER 5, 2017-

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

A motion was made by Paul Jasek and seconded by John Ceresoli to accept the minutes for November 9, 2017 minutes. All in favor.

JAMES GILLETT – 1259 SMITH RIDGE ROAD – SLB 9-2-42- HOME OCCUPATION – SALE OF WORMS

Mr. Gillett did not appear before the Board for his hearing. A motion was made by Sherry Menninger and seconded by Paul Jasek to table this special use permit application until the January 2, 2018 meeting. All in favor.

BLAZE LARocca –(FORMER WELYTOCK PROPERTY) ROUTE 31, CANASTOTA

Ms. LaRocca returned before the Board regarding house numbers for the units being built in their development at “Sebastian Cove” 404, Route 31. Mr. Bill Pindle, fire inspector, Mike Ellis and the assessor will decide where and how the numbers must go.

Mail boxes will be located outside of the gate.

SANSON SOLAR PANELS –

No action was taken. A motion was made by Dave Allen and seconded by John Ceresoli to table any action on this special use permit application without prejudice. All in favor.

RICK MYERS - COLE FAMILY TRUST – 352 HEATHFIELD SLB 48.08-2-22

Rick Myers appeared representing Community Bank regarding subdividing the Cole Family Trust which consists of four tax parcels. The Trust would like to combine two lots and make it a three lot subdivision with the house going to lot #1. See the map dated December 5, 2017. Lot #2 is land locked at this time and the present road would have to be extended to give this lot adequate road frontage.

Mr. Myers will contact Andy Busa, town highway supervisor, regarding extending Ramsgate Road and putting in a hammerhead.

LOU REALES, PHIL RANDALL – RV PARK – LAKEPORT

Mr. Reales and Mr. Randall appeared before the Board to discuss a proposed RV park on the north side of Route 31 between Fremac Marina and Harbour Lights. The land is now owned by the Frenay Estate. They have a purchase offer on the property. They are planning on putting in 183 RV sites. They will have a swimming pool, tennis courts, bocce court, etc.

The Board advised them that they need to talk to the neighbors of this project, Mr. Tom Oot and Mr. Monk D’Gatta regarding their plans.

The Board has in place a Recreational Vehicle Regulation plan which will need to be followed. The proposal extends beyond the 300' allowed. This property is in an MR-12 zone. It is a 30 acre parcel. D'Gatta Road is not a Town road.

The entrance will be onto Route 31 closer to the marina.

They will need either a zone change or a PDD. The PDD would be the best idea.

Each RV will have a hookup to sewer and water.

They will need a design professional to be involved in this project.

Mr. Reales and Mr. Randall will return to the January meeting.

A motion was made by Paul Jasek and seconded by Dave Allen to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted,